

NA

Discussion

At 7:08 p.m. Robin Brasili made a motion to close the hearing. The motion was seconded by Peter Romano and approved by a unanimous vote.

Following a short discussion, at 7:09 p.m. Mr. Romano made a motion to grant the finding as the addition would not be more detrimental to the community than it was before. The motion was seconded by Ms. Brasili and approved by a unanimous vote.

**Case #17-06 - Angela Cullen - 1 Virginia Avenue**

Applicant's testimony:

At 7:12 p.m. Keith Murray, of Cornerstone Land Consultants, 61 Main Street, Pepperell, MA, represented Angela Cullen. Mr. Murray stated his case, explaining that the property was already a pre-existing conforming lot that needed a special permit regarding building in a floodplain area, specially a two bedroom dwelling. The property would utilize a septic system with a surrounding retaining wall about 30' by 30' and 18 to 24 inches height. Mr. Murray said the retaining wall would be with Title 5 requirements, would not impact neighbors' systems and would be at least 30 feet away from Virginia Avenue.

Mr. Murray added that construction would require moving the ground but engineering was done to match the 100-year floodplain requirements and figures estimate a 12 percent increase in mitigation in the area directing rainfall to flow into the Wyman Pond.

Witness for applicant:

NA

Those in opposition or speaking with concerns:

Jerry and Karen Powers, of 3 Virginia Avenue, voiced concerns over flooding that frequently happens in the lot and worry over potentially having flooding on their property.

Jeanne Erickson, of 4 Virginia Avenue, attested that the lot floods easily.

Chm. DeNault read a letter from town Health Agent Elizabeth "Wibby" Swedberg (see attached), noting in 2015 the Board Of Health was presented with plans for construction of a single family home at 1 Virginia Avenue. The board found the plans did not meet regulations for a well and a septic system.

Mr. Murray responded to the letter saying the current plans are "substantially different" from the plans presented in 2015.